

Request for Offers for School Re-use Pre-Submission Meeting
Schools – Cook/Langston, Rudolph and Young

Meeting date – April 9, 2011

Time: 10:00 am

Location: Reeves Center – 2nd Floor Conference Room

Questions & Answers:

1. Does the District have drawings for the schools?
 - a. All available information for each school is on the RFO website at
<http://dgs.dc.gov/DC/DGS/Opportunities/RFO+for+the+Reuse+of+DCPS+Excess+Space>
2. Can you speak to the timeline after the proposals are received by the District?
 - a. The District will endeavor to have an award made in June 2012.
3. After the RFO is awarded, what's the City Council schedule for review and approval?
 - a. Council has 90 days to act from the date the proposed disposition is introduced. If the Council does not act in that time, the proposed disposition is deemed disapproved.
4. Will the District consider a license agreement to a Respondent after award?
 - a. Following award but prior to Council approval, the District may consider license agreements on a case by case basis to provide access for due diligence testing and entry by construction and/or design professionals.
5. Many of the District's older buildings have lead and asbestos problems; do the Reuse Sites have these problems?
 - a. The Reuse Sites including all improvements, betterments and equipment are leased on an "AS IS" basis. The District makes

no representation or warranty express or implied, as to the condition or suitability or any environmental issues of any of the Reuse Sites.

6. If the Reuse sites are found to have asbestos and/or lead will the District assist financially to remedy these issues?
 - a. No. The Reuse sites are each leased in their “As-Is” condition. Any asbestos removal or other remediation is at the tenant’s sole cost and expense.
7. Is there a minimum bid that the District is looking for with these schools?
 - a. No. Each offer will be evaluated according to the criteria outlined in the RFO.
8. At the January meeting there were a lot of community objections to the potential of a charter school and social service program being at Cook/Langston. What is the District’s position on a charter school being in the building?
 - a. District law requires that charter schools receive the right of offer for surplus school property.
9. Did the community have concerns about any of the other schools listed in this RFO?
 - a. During the community engagement process, the District received input
10. Will the District consider extending the due date for the RFO to allow companies to submit quality offers on all three schools?
 - a. Yes. The RFO deadline has been extended to May 15, 2012.
11. Do you have a timeframe (a month) in which additional RFO sites will be posted.
 - a. The District anticipates having another Excess School RFO in the early summer of 2012.

12. Do you have any information on previously submitted RFOs that were awarded?
- a. Previous successful responses are available through the District of Columbia's Freedom of Information Action (FOIA) process. The DGS FIOA Officer is Camille Sabbakhan. She can be reached at camille.sabbakhan@dc.gov.
13. Can more than one charter school submit a joint offer?
- a. Yes. There must be a master tenant, but two or more charters can work together on a collaborative project if there Reuse site is large enough to support multiple tenants.
14. Considering that one of the criteria for approval is previous performance, should a new charter school apply to the RFO?
- a. All charter schools are welcome to apply to the RFO. Although the criteria outlined in the RFO give emphasis to an Offeror's track record, this should not dissuade new charter schools from competing.
15. What is the format of the scheduled site visits?
- a. Each participant of the site visit is required to sign a release form. There will be a guided tour for each site visit. Participants will then be able to explore the sites on their own.
16. What is the contact information for the program currently housed in the Slater School?
- a. Associates for Renewal in Education ("ARE") is the existing program housed at the Slater School. The contact person for ARE is Dayna Nokes-Minor, President and CEO. Ms. Nokes-Minor can be reached at dminor@areinc.org.